

**For Sale**  
**3 Bedrooms Terraced**  
**Artindale, South Bretton, PE3 9YL**

Ideal first time buy; this inner terrace home is situated with proximity of Peterborough City Hospital. Entrance hall, kitchen breakfast, lounge diner and three bedrooms with bathroom and separate WC. The property benefits from UPVC double glazing and gas central heating. Enclosed rear garden. Communal parking. Offered with NO CHAIN.



Double Glazed \* Fitted Kitchen \* Patio \* Gas Central Heating \* Terrace \* Rear Garden \* Communal Parking

**Asking price of £180,000 freehold**

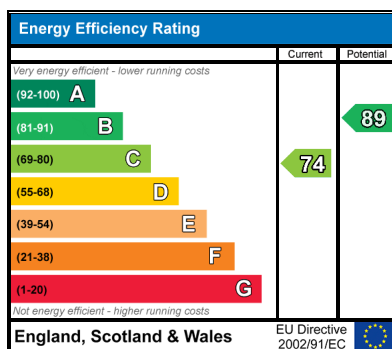
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<b>Entrance hall</b>	Textured ceiling. Single radiator. Understairs space.
<b>Kitchen breakfast</b>	13'3" x 11'3" (4.04m x 3.43m) Wall and base units, complementary work surface. Gas cooker point. Stainless steel drainer, mixer tap over. Plumbing and space for washing machine, further space for fridge and freezer. Wall mounted boiler. Single radiator. Tiled flooring. UPVC double glazed window to front.
<b>Lounge diner</b>	Smooth ceiling. Television point. Double radiator. three UPVC double glazed windows to rear. Laminate flooring. Door to:
<b>Rear porch</b>	UPVC dogle glazed door to rear garden. understairs walking storage cupboard.
<b>Landing</b>	Access to loft space. Airing cupboard housing hot tank. Smoke detector.
<b>Bedroom one</b>	14'7" x 8'5" (4.45m x 2.57m) Textured ceiling. Single radiator. Laminate flooring. Television extension point. UPVC double glazed window to front.
<b>Bedroom two</b>	8'6" x 8'6" (2.59m x 2.59m) Textured ceiling. Single radiator. Laminate flooring. UPVC double glazed window to side.
<b>Bedroom three</b>	8'9" x 6'6" (2.67m x 1.98m) Textured ceiling. Single radiator. Laminate flooring. UPVC double glazed window to rear.
<b>Bathroom</b>	Fitted two-piece suite in Alpine white, panelled bath, wall mounted electric shower over, wash hand basin. Heated towel rail. UPVC double glazed window to rear.
<b>WC</b>	Closed coupled WC, UPVC double glazed window to rear.
<b>Outside</b>	
<b>Rear garden</b>	Enclosed by fence, mainly laid to lawn.
<b>Front</b>	Block paved area to front door.



VIEWING BY APPOINTMENT WITH AGENTS HOMESABOUT ESTATE AGENTS & LETTINGS LTD  
 OPENING HOURS: 9.00 to 17:30 Mon to Fri, 9:00 to 13:30 Saturdays, Closed Sundays & Bank Holidays,

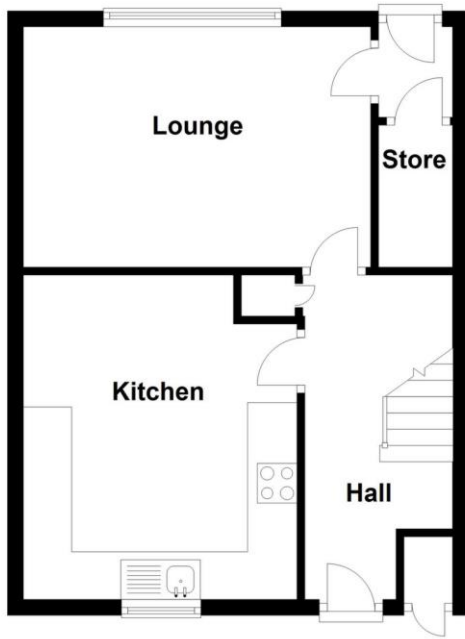
Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

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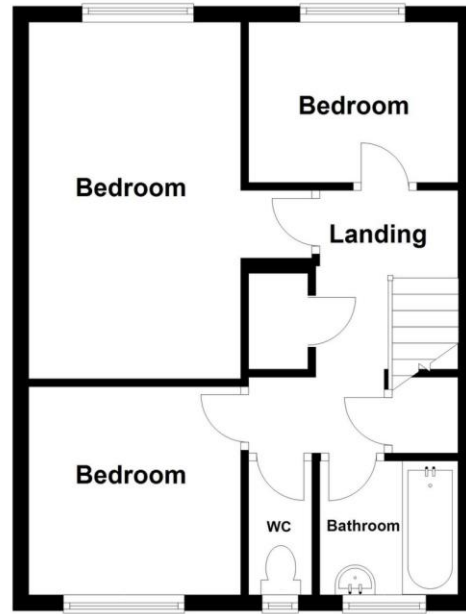
### Ground Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



### First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Total area: approx. 78.0 sq. metres (839.6 sq. feet)